

Bradburne & Co

Chartered Surveyors, Estate Agents

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band C.

COUNCIL TAX

Council Tax Band A. The annual Council Tax payable at present is £1,198.44

SERVICES

Mains electricity, gas, water and drainage.

ENTRY

Entry by mutual agreement.

FIXTURES AND FITTINGS

Kitchen appliances, light fittings, fitted floor coverings, curtains and blinds are included in the sale. No warranty is given for the kitchen appliances or fire in the sitting room.

Other moveable contents are included in the sale.

OFFERS TO:-

Bradburne & Co, 139 South Street, St Andrews, Fife. KY16 9UN. Fax 01334 474399.

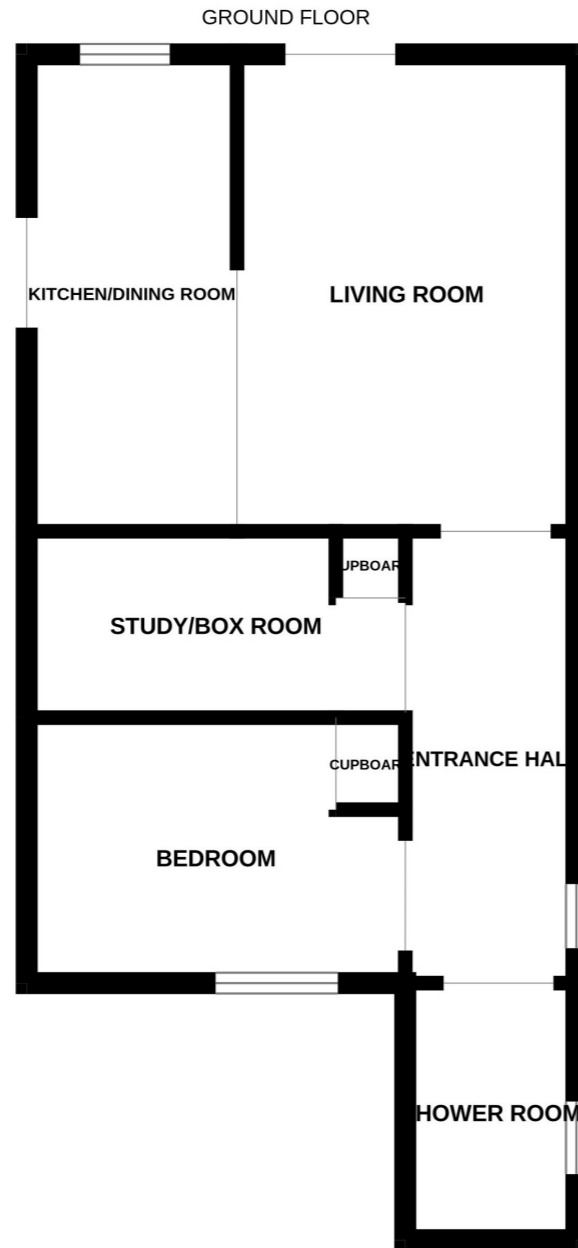


VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

ASKING PRICE

Offers over £95,000 are invited.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

A closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2023 Licence Number 100010747.

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Dundee 23 miles

Kirkcaldy 22 miles

Ground Left Flat, 15 Crichton Street, Anstruther, Fife

St Andrews 9 miles

Edinburgh 49 miles



ONE BEDROOMED GROUND FLOOR FLAT IN QUIET AREA OF THE POPULAR COASTAL TOWN A SHORT WALK FROM AMENITIES

Accommodation:

Open Plan Kitchen & Sitting Room, Double Bedroom, Study, Shower Room.

**Gas Central Heating
On Street Parking
Walking Distance to Beach
Large Shared Garden & Yard**

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

Email: info@bradburne.co.uk Web: www.bradburne.co.uk

GENERAL DESCRIPTION

15 Crichton Street is a ground floor flat in a traditional East Neuk building only 50 metres from a small beach on the west side of Anstruther and a short walk to an award winning sandy beach.

An open plan living/kitchen area leads to a double bedroom, shower room and study. Outside there is a private under stair store, mutual yard and drying green.

The flat has modern double glazing and gas central heating throughout.

The flat would be perfect for first time buyers, professionals and those looking for rental investment.

SITUATION

Day to day amenities are well catered for in Anstruther including primary and secondary schools. A short drive away is St Andrews which offers a host of other facilities including shopping and cultural entertainment.

Anstruther has its own marina, golf course, leisure centre, health facilities and supermarket. The East Neuk is famous for its attractive fishing villages and the area is awash with leisure opportunities including water sports and golf.

The nearest railway station is at Leuchars (15 miles) and Dundee airport is 23 miles distant. Edinburgh is only 50 miles by car. There is a bus stop at the top of Crichton Street for easy connections.

DIRECTIONS

From the west take the second right turning into Crichton Street on entering the town and number 15 is on the left at the first junction.

From Anstruther heading west from the roundabout take the third turning on the left just after Dreel Tavern into Crichton Street and number 15 is on the left.

For route planning the post code is KY10 3DE.

PARTICULARS OF SALE

The property is entered through a timber door into:-

Kitchen

Lec fridge, Beko washing machine, Gemini oven and hob.

Sitting Room (S)

Radiator x 2, cupboard housing gas meter, cupboard housing electric meter and fuse box. Telephone & TV points.

4.13m x 3.9m
13'06" x 12'10"



Bedroom (N)

Built in storage, radiator.



Study

Built in storage, radiator.



Hallway (W)

Radiator, central heating control.

4.36m x 0.9m
14'30" x 2'11"

Shower Room (W)

Vokera boiler, shower, wash hand basin, WC, radiator

2.07m x 1.4m
6'09" x 4'07"



OUTSIDE

To the rear there is an outside store, yard and communal garden surrounded by stone walls.

